

MINUTES

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

DECEMBER 7, 2009

The City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m., Chairman Harold Sanger presiding. Upon roll call, the following responded:

Present:

Chairman Harold Sanger
Steve Lichtenfeld, Aldermanic Representative
Craig S. Owens, City Manager
Jim Liberman
Marc Lopata

Absent:

Scott Wilson
Ron Reim

Also Present:

Catherine Powers, Director of Planning & Development Services
Jason Jaggi, Planner
Kevin O'Keefe, City Attorney

Chairman Sanger welcomed everyone to the meeting and asked that conversations not take place during the meeting and that all cell phone and pager ringers be turned off.

Chairman Sanger noted that today is Pearl Harbor Day.

MINUTES

The minutes of the November 16, 2009 meeting were presented for approval. The minutes were approved after having been previously distributed to each member.

SITE PLAN REVIEW – NEW CONSTRUCTION – SURFACE PARKING LOT – 835 S. HANLEY ROAD

Joe Grimes, civil engineer, was in attendance at the meeting. Also in attendance were Eric Schmidt (Central Presbyterian Church) and Laura Reebe (Attorney representing the Church).

Jason Jaggi explained that Central Presbyterian Church intends to convert the 835 S. Hanley multi-family structure into church offices and as such, the church is required to comply with the off-street parking requirements as an office use. To meet these requirements, the Church plans to construct 13 surface spaces in the rear yard of the single family residential properties located to the west numbered 818, 820 & 824 North Biltmore. These spaces will be accessed behind the 827 S. Hanley condominium building. Six (6) other spaces will be located behind the 835 and 827 S. Hanley buildings. A total of 20 spaces are being provided for the church offices. The proposed material for the parking spaces is asphalt. Central Presbyterian Church owns all of the properties affected by this parking area expansion, including the residential properties to the west. The amount of impervious coverage will increase by approximately 2,600 square feet due to the increase in surface parking. Three (3) existing grated inlets to the rear of the multi-family properties will collect the surface runoff. The plans indicate that runoff will increase with the proposed addition by 0.12 cubic feet per second from 2.26 cfs to 2.38 cfs. Eleven (11) trees totaling 90 caliper inches will be removed to accommodate the additional parking spaces. Of these removed trees, 5 trees totaling 68 caliper-inches do not require replacement due to their location underneath overhead power lines. Several of these trees have been extensively pruned and present an unnatural appearance. Due to the contemplated expansion of the church affecting these properties, the applicant is proposing to pay an in-lieu of fee for the 22 caliper inches which need to be replaced. The screening of the parking area from the adjacent property owner to the southwest is provided by a 6-foot tall wood privacy fence. A low-height Belgard retaining wall with a 4-foot black decorative fence is proposed along the west side of the parking spaces. The additional parking spaces are proposed to meet the City's parking requirements for office uses. It has been determined by the City that the conversion of the multi-family building to church offices falls within the allowable uses of religious activities and is therefore considered a permitted use within the residential zoning districts. The location of these spaces will not be visible from Biltmore and the applicant is proposing a sight-proof wood fence to screen these spaces from the adjacent single family residences on Biltmore. The proposed in-lieu tree caliper replacement is acceptable due to the limited area for planting in the rear of these properties and in consideration of the future plans the church has for this area. The runoff generated by the expansion of parking has been increased; however, the surface water will be directed to storm water inlets currently in place on the property. According to the project engineer, MSD is not requiring installation of storm water BMP's due to the modest increase in runoff. Staff's recommendation is to approve as submitted with the following conditions:

1. That the applicant provide tree-caliper replacement of \$120 per caliper inches of trees not replaced (shown at 22 caliper inches equaling \$2,640)
2. That the 6-foot high sight proof fence be installed as shown on the drawings
3. That a building permit be secured for the retaining wall prior to installation

Mr. Grimes began a PowerPoint presentation.

An aerial photo of the 835 building and surrounding area was presented. Mr. Grimes indicated that church staff currently works out of the 820 N. Biltmore building, but they will be

relocating to the subject building. He emphasized that the church owns all three N. Biltmore residential properties.

Chairman Sanger asked if the driveway to the south (between 829 and 835) will remain.

Mr. Grimes replied “yes”.

Chairman Sanger asked if the fence will be moved back to accommodate these 13 surface spaces.

Mr. Grimes replied “yes”.

Catherine Powers indicated, in the absence of City Attorney O’Keefe at the moment, that the church is making the case that this use is the continuation of their ministry and as such, is permitted.

Chairman Sanger asked if this were a commercial use, if it would be questionable.

Catherine Powers replied “yes”. She noted that this is a residentially zoned district (R-2 and R-6) and use as offices are not generally allowed, but religious/church uses are allowed.

Steve Lichtenfeld asked where the cars are parking now.

Mr. Grimes replied “behind the buildings”.

Steve Lichtenfeld asked if the vehicles currently enter off N. Biltmore, but will enter off Hanley Road.

Mr. Grimes replied “yes”.

Steve Lichtenfeld asked if once these spaces are constructed, no cars will be parking on N. Biltmore for the 818, 820 and 824 properties, including their back yards and/or garages.

Mr. Grimes indicated that he can say that church staff will no longer park there.

Catherine Powers stated that other uses in those buildings will need parking.

Mr. Schmidt stated that church staff will move, but when the 820 building reverts back to residential use, typical residential parking will be necessary.

Jim Liberman asked if those lots are separate.

Mr. Grimes replied “yes”.

Marc Lopata asked how the additional storm water will be mitigated. He stated that the additional run-off would about equal two residential home additions.

Mr. Grimes stated that the additional run-off is relatively minimal and it is not felt adding more inlets is necessary.

Marc Lopata commented that when residential additions are proposed, the City goes to great lengths to mitigate run-off and that generally, BMPs are required. He asked if the church would consider mitigation methods for this project.

Mr. Grimes indicated that the church considers this the first phase of an overall plan.

Marc Lopata asked what happens if the church sells the house.

Catherine Powers indicated that the only way to sell is if they stopped using office space as they are tied together.

Chairman Sanger asked about a deed restriction.

Jason Jaggi indicated that the document provided by the church (Cross Access & Parking Agreement) covers that and that if the lot is sold, the parking must remain.

Note: Kevin O'Keefe arrived. (5:45 p.m.)

Chairman Sanger asked if the asphalt lot would be required to be removed.

Kevin O'Keefe indicated that it depends on how the lot is used.

Mr. Grimes stated that change of use would have to come back to this Commission for approval.

Kevin O'Keefe stated that the easement has been terminated; that is the nature of the document.

Marc Lopata stated that the result is residential lots with parking in the back. He asked if these lots would (with the proposed parking) exceed the maximum impervious coverage allowed by ordinance.

Catherine Powers stated that institutional lots are exempt from typical rules and regulations.

Chairman Sanger stated that theoretically, the structures could be demolished and a parking lot constructed.

Marc Lopata asked if they are also not required to comply with storm water mitigation requirements.

Catherine Powers indicated that MSD has reviewed and approved the plans.

Jason Jaggi stated that the City's Public Works Department has also reviewed the plans.

Chairman Sanger suggested conditioning approval on MSD approval.

Ms. Rose Terranova, 830 N. Biltmore, stated that she has been a Clayton property owner and tax payer for 15 years and when she moved in, she had neighbors who were forced out by the Church. She stated now she looks at dark, vacant buildings. She stated that the "Impact" as earlier read by staff made no mention of quality of life or neighbor/property value impact. She stated that she has never felt regarded or considered by the church and only received a call from the church last Thursday after she had received notification of this meeting from the City. She asked for a proper fence to be installed, that she receive ample prior notification of construction and for an engineer's report regarding the structural integrity of the foundation of her home. She stated she does not want this construction to negatively impact her property.

Ms. Tobi Don, 832 N. Biltmore, indicated her support of Ms. Terranova's comments. She stated that with the approval of this project, she will be looking out onto parking from the second story of her home. She asked if the driveways accessing the 818, 820 and 822 N. Biltmore properties will remain open.

Chairman Sanger replied "yes".

Ms. Don asked if access to this proposed parking will be accessed from those properties.

Chairman Sanger replied "no"; he indicated that a new fence will be erected to act as a barrier.

Ms. Don commented that the 820 N. Biltmore property will not have a play area in the back.

Chairman Sanger concurred.

Mr. Tom Currier, 23 Wydown Boulevard, stated that as a Clayton citizen, this proposal does not seem to be sensitive to neighboring residents. He stated that there are offices in Clayton that could be used by the church. He stated that he finds the impervious coverage issue important and these lots should be treated as all other residential lots.

Mr. Mel Disney, Clayton property owner, commented that \$2 million has been taken away from the community in terms of homes being taken out of the marketplace. He asked about lighting in the evening/night hours. He asked if the church has submitted a master plan. He recommended the item be tabled this evening as the church will continue to grow and as such, submittal of a master plan should be required.

Chairman Sanger commented that decisions cannot be made based on something that may or may not happen.

Catherine Powers reminded the members that this is site plan review, not conditional use permit review and the use is permitted as a religious institution.

Chairman Sanger commented that the neighbors are making good arguments and that the residential areas need to be protected.

Steve Lichtenfeld asked if there are residents in the 825 S. Hanley building.

Mr. Schmidt indicated that most of the units are occupied.

Steve Lichtenfeld asked where they park.

Mr. Schmidt stated that there is an underground garage for that building that is accessed from the rear.

Steve Lichtenfeld indicated that a comment was made earlier which alluded to future proposals. He asked if there are definite future plans.

Mr. Schmidt stated that they do have plans for a larger scale project to include duplex renovation to anchor the south end.

Steve Lichtenfeld stated that he understands the rights of a religious organization, but strongly recommended the church take a more open communication attitude and to be a good neighbor. He stated that this is not the first time we have had a surprise. He stated that a more aesthetic solution needs to be researched, that the lighting issue (including lot lights and vehicle headlights), coverage issue, barrier issue and clarification from MSD also need to be addressed. He recommended tabling this item.

Marc Lopata asked if that was a motion.

Steve Lichtenfeld replied "yes".

Marc Lopata seconded the motion. He stated that the comments/concerns raised by Mr. Currier and Mr. Disney were right on.

Mr. Disney suggested consolidating the lots.

Catherine Powers indicated that multiple buildings cannot be on a single lot.

Chairman Sanger asked staff to be sure the document (Cross Access & Parking Agreement) is all that it needs to be.

Ms. Don stated that the 825/827 building was a condominium building until the church purchased it and changed it to rental units, which has had a negative impact on the area.

Ms. Reebe informed the members that MSD has approved the storm water plan.

Kevin O'Keefe advised the members that Ms. Reebe is legal counsel to the church.

Ms. Reebe stated that the church has worked with staff regarding this proposal since March. She stated that she believes this to be a religious use and as such, is permitted. She indicated that the law states that churches have special standings with regard to zoning and that the Missouri Supreme Court has determined that cities do not have the right to apply zoning regulations to churches. She stated that she believes no parking is needed but that the church is willing to provide parking to accommodate the City's request.

Kevin O'Keefe commented that it is the City's view that we have regulatory authority and within our ability to act upon.

Marc Lopata questioned why this discussion is taking place at all if the church is exempt. He stated that there is untreated water being dumped down the street.

Chairman Sanger asked the church to work with their neighbors. He referred to the earlier motion and second and called for a vote to table. The motion carried unanimously. The item has been tabled.

CONDITIONAL USE PERMIT/ARCHITECTURAL REVIEW – NEW CONSTRUCTION -
ADDITION TO FACILITIES BUILDING – 301 GAY AVENUE

Mr. John Berglund, project architect, was in attendance at the meeting.

Catherine Powers explained that the Clayton School District is proposing a 1,372 square foot single story addition to the existing Facilities Building located adjacent to Gay Field. The construction project will result in new offices, reception desk and waiting area for facilities staff. Including the addition, the building will contain 7,173 square feet. Parking is available in front of the building. The proposed addition will not change the use of this portion of Gay Field and is not very visible from adjoining properties and staff recommends approval of the conditional use permit to the Board of Aldermen as submitted. Catherine stated that the proposed addition will be used for offices and storage. The addition will be constructed of a brick base to match the existing. Metal panels will cover 10% of the front and rear facades. Commercial insulated windows will be brown in color. Catherine indicated that the design and materials of the proposed addition are appropriate to match the existing structure and although the design and materials of the existing building and addition are modest in comparison to the architecture of the neighboring structures, the existing structure and proposed addition on the subject property have minimal visibility from the surrounding properties and therefore, staff recommends approval as submitted.

Marc Lopata noted a conflict of interest with regard to the School District projects (this and the following three agenda items) and therefore, recused himself. He left the meeting room and did not participate in any discussion and/or vote with regard to this or the next three School District projects.

Chairman Sanger asked why a conditional use permit is necessary.

Catherine Powers indicated that a conditional use permit is required for expansion of use.

Mr. Berglund began a PowerPoint presentation. He presented slides depicting a site plan, floor plans and color renderings.

Jim Liberman asked about the roof.

Mr. Berglund stated it will be metal to match existing.

Being no further questions or comments from the members, or any questions or comments from the audience, Steve Lichtenfeld made a motion to recommend approval of the conditional use permit to the Board of Aldermen. The motion was seconded by Jim Liberman and unanimously approved by the members.

Steve Lichtenfeld made a motion to approve the architectural aspects of the project as submitted. The motion was seconded by Jim Liberman and unanimously approved by the Board.

CONDITIONAL USE PERMIT/SITE PLAN REVIEW/ARCHITECTURAL REVIEW – NEW CONSTRUCTION - ADDITION TO FAMILY CENTER – 301 GAY AVENUE

Ms. Amy Tongay with Trivers Associates Architects, was in attendance at the meeting. Also in attendance were representatives from Tao & Associates, S.M. Wilson and the School District.

Catherine Powers explained that the Clayton School District is proposing a 5,234 square foot two-story addition to the existing Family Center building located on the Clayton Athletic Field property. The construction project will provide additional classrooms, offices and storage. Including the addition, the building will contain 20,238 square feet. A total of 59 parking spaces are currently allotted to the Family Center. The surface parking lot to the east of the Family Center building is proposed to be enlarged and restriped. With the proposed repaving and restriping, a total of 73 parking spaces will be available for usage by the Family Center. The Family Center is located on a site that is separated from the surrounding area and as such, the addition will have a minimal impact. Additional parking is being provided in front of the building and the parking area to the rear will remain. Catherine indicated that staff recommends approval of the conditional use permit to the Board of Aldermen as requested.

Chairman Sanger asked if there were any comments regarding the conditional use permit portion of the approval. He noted that the use is not changing; this is simply an expansion of existing use.

Hearing no questions or comments, Steve Lichtenfeld made a motion to recommend approval of the conditional use permit to the Board of Aldermen. The motion was seconded by Jim Liberman and unanimously approved by the members.

The site plan review portion of the approval was now up for review.

Catherine Powers explained the addition will total 5,234 square feet and will include additional classrooms, offices and indoor play area. The surface parking lot to the east is proposed to be enlarged and restriped. Angled parking will be reconfigured to 90-degree parking. With the proposed repaving and restriping, a total of 72 parking spaces will be available for usage by the Family Center. The number of available parking spaces meets the zoning requirements for elementary school parking. New modular block walls will separate the sidewalks from the landscaped areas along the northern and eastern yards of the school. The amount of impervious coverage on the subject property is currently 38.1%. Impervious coverage on the site will increase to 38.3% with the proposed addition. Plans indicate that storm water runoff will increase with the proposed addition by 0.16 cubic feet per second from 5.90 cfs to 6.06 cfs. Surface flow will be captured by new drain inlets and piped to an existing bio-retention basin located adjacent to the Family Center east parking lot. Three trees totaling 27 caliper inches will be removed and require replacement. These trees to be removed are located in the area of the proposed retaining walls and structural addition. An evergreen hedge is proposed to be planted along the northern edge of the new addition. Eleven deciduous trees totaling 29 caliper inches will be planted around the eastern entrance to the building and in the northern yard. Six deciduous trees totaling 172 caliper inches will be impacted. Protective fencing should be installed around all six impacted trees. Trees #7 and #8 on the Tree Protection Plan are 62 and 72 caliper inch oaks. These two large trees are believed to be some of the oldest in the City of Clayton. A certified arborist has reviewed the Tree Protection Plan and recommended that very careful protection be provided to these two trees which may be subject to stress during the proposed construction. Specifically, the arborist recommended that a growth regulating and root stimulating chemical be applied to these two extremely old trees to reduce the impact from nearby construction. This addition to the Family Center will provide additional instructional, office, storage and parking space which will meet the current school needs. Reconfiguration of the eastern parking lot will provide better circulation. Although storm water runoff will increase, on-site detention will mitigate the quantity and improve the quality. To approve as submitted with the following conditions:

- 1) That extreme care be taken for work within the canopy coverage of Trees #7 and #8 on the Tree Protection Plan.
- 2) That the City's contracted landscape architect inspect the tree protection measures prior to the commencement of construction.
- 3) That the Clayton School District and contractor retain an arborist for periodic evaluations of the impact to Trees #7 and #8 during construction.
- 4) That all recommendations made by the arborist be carried out promptly.

Ms. Tongay began a PowerPoint presentation. Slides depicting the site plan, images of the existing facility, color renderings and floor plans were presented.

Steve Lichtenfeld asked if there are 72 or 73 parking spaces.

Ms. Tongay replied “73”.

Chairman Sanger asked how many there are now.

Ms. Tongay replied “59”.

Mr. Disney stated that he hopes inspections of the trees, especially #7 and #8, last through one growing season after construction has been completed.

Catherine Powers informed the members that they could certainly include that in their motion if the so desired.

Mr. Currier asked if there will be a barrier.

Chairman Sanger indicated that there will be a stone wall.

Mr. Tongay stated that it will be buffered quite well.

Being no further questions or comments regarding the site plan, Jim Liberman made a motion to approve per staff recommendations and that the City’s contracted landscape architect perform an inspection one year after construction is completed. The motion was seconded by Steve Lichtenfeld and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Catherine Powers explained that the addition will be constructed of red blended brick to match the existing. Storefront windows with aluminum trim will match the existing. The flat roof will be a white-colored single ply membrane. HVAC units will be located on the north side of the building and screened by a material to be determined. Trash dumpsters will remain in the existing location. A new Versa-Lok Mosaic retaining wall is proposed between the sidewalk and landscaped area along the northern school yard. Versa-Lok Mosaic material is similar to Belgard Celtik in its use of blocks of varying sizes and dimensions. Unlike the slightly rounded block edges of Belgard Celtik and Versa-Lok Weathered Mosaic, the Versa-Lok Mosaic block edges form right angles. A two tiered Belgard retaining wall is proposed in front of the eastern entrance to the Family Center. Staff would recommend that the material used for the retaining walls be consistent throughout the site (Belgard Celtik is recommended). Staff believes that the addition contains many of the details of the existing building and will match well. The proposed structure is in conformance with the R-2 Zoning District for public school buildings and staff recommends approval with the following conditions:

- 1) That screening material for the HVAC system be specified for staff review and approval.
- 2) That Belgard Celtik be used for the retaining walls.

Ms. Tongay presented slides depicting elevations and one of the site plan, as she showed the members where the trash enclosure was to be located.

Chairman Sanger asked if the entrance to the site was going to remain in its current location.

Ms. Tongay replied “yes”.

Samples of materials were presented (brick (3 colors), cast stone and window glazing were presented.

Steve :Lichtenfeld asked if a sample of the mosaic was available.

Ms. Tongay informed the members that they are only going to use Belgard.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve per staff recommendations. The motion was seconded by Jim Liberman and unanimously approved by the members.

CONDITIONAL USE PERMIT/SITE PLAN REVIEW/ARCHITECTURAL REVIEW – NEW CONSTRUCTION – ADDITION TO GLENRIDGE SCHOOL – 7447 WELLINGTON WAY

Catherine Powers explained that the project contains a three-story 5,400 square foot classroom/offices addition and, a one-story 104 square foot storage area addition. The construction project will result in new spaces for a science lab/classroom, kindergarten and cafeteria expansion. A new landscaped plaza area on the north side is also proposed to allow students to safely access the building entry. The plaza entry will necessitate the need for removal of three parking spaces. The Zoning Regulations require elementary school buildings to contain 1 parking space for each classroom. The applicant indicates that building currently contains 21 classrooms. With the addition of a science classroom, the total proposed number of classrooms is 22. After construction, the site will contain 22 parking spaces on-site. On-street parking is currently utilized by staff and this condition is expected to continue. The school building will be brought up to code standards including fire stairwells, exterior ADA accessibility and fire sprinklering of the entire facility. The proposed project will provide needed upgrades at Glenridge School. The number of off-street parking spaces is being reduced; however, the school still meets the requirements of the City’s Zoning Regulations. ADA improvements as well as fire suppression of the entire building will increase the safety and accessibility of the school. Catherine stated that staff recommendation is to recommend approval of the conditional use permit to the Board of Aldermen.

Chairman Sanger again asked for confirmation that the use/purpose of the building as an educational facility is not changing.

Catherine Powers confirmed.

Being no questions or comments about the conditional use permit, Jim Liberman made a motion to recommend approval of the conditional use permit to the Board of Aldermen as

requested. The motion was seconded by Steve Lichtenfeld and unanimously approved by the members.

The site plan portion of the approval was now up for review.

Catherine Powers explained that the addition will total 5,504 square feet and will include additional classroom space and a lunchroom expansion. A new entry plaza along Oxford will be designated as the primary school entrance. Three (3) parking spaces of the existing 25 will be lost to accommodate the new entrance. 22 spaces will remain for use by the Glenridge School. With the proposed addition, 22 parking spaces are required. Therefore, the available parking meets the required number of spaces. The amount of impervious coverage on the subject property is currently 56%. Impervious coverage on the site will decrease to 55% with the proposed addition, primarily because of the planting of a science garden in the place of existing asphalt. Plans indicate that storm water runoff will decrease with the proposed addition by 0.02 cubic feet per second from 4.02 cfs to 4.00 cfs. Surface flow will be captured by private drains and piped to the existing public storm water infrastructure. Ten trees totaling 66.5 caliper inches will be removed and require replacement. These trees to be removed are located along the southern edge of the school building where construction will occur and in the southwest corner of the playground. 67.5 caliper inches are proposed to be planted throughout the southern school yard and in the new entry plaza to the north. One tree totaling 4 caliper inches will be transplanted. Two street trees will be replaced on a 1:1 basis, species per the City Public Works Department. One existing street tree will be transplanted. Four deciduous trees totaling 76 caliper inches will be impacted. Protective fencing is required around all four impacted trees. This addition to Glenridge Elementary School will provide additional instructional and cafeteria space which will meet the current school needs. The decrease in impervious coverage will reduce the volume of storm water runoff entering the public sewer. The requirement for caliper inch replacement of trees removed will be met. Although parking is being reduced, the available spaces meet the zoning requirements for elementary school parking. Existing on-street parking will remain available, and many students live within walking distance of the school. Catherine stated that staff recommends approval of the site plan as submitted.

Ms. Tongay commented that this project requires modification of the existing playground. A slide depicting the site plan and the location of the future science garden was presented. She stated that Oxford is now the primary entry. She stated that there will be 3 parking spaces lost, but the required 22 spaces will be maintained.

Chairman Sanger asked about the science garden.

Ms. Tongay indicated that it will be buffered. A slide depicting a photo of the existing building was presented.

Mr. Currier stated that he applauds the decision not to expand the lot into the green field.

Mr. Disney asked about a no parking restriction on the south side of Oxford.

Jason Jaggi stated that it will continue to serve as parking for the school, but they are working on signage.

Mr. Disney suggested a curb-cut drop-off or to restrict traffic flow on Oxford.

Catherine Powers indicated that may be something to consider in the future.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve the site plan as submitted. The motion was seconded by Jim Liberman and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Catherine Powers explained that the height of the proposed addition is approximately 39' 7" as measured from the average grade to the mid-height of the roof slope. The roof of the proposed addition will consist of synthetic slate shingles to match the existing. The additions will be constructed of blended red brick and stone to match the existing. Aluminum single hung windows, hopper windows and awning windows will match the existing. HVAC units will be located to the rear of the building and will be screened by a material to be determined. A new dumpster enclosure will also be located to the rear of the building and will be screened by a material to be determined. The field on the paved play area to the east of the school building is proposed to be restriped, and the yard to the east is proposed to be re-sodded. Additional landscaping on the subject property will improve the site aesthetics. Catherine indicated that staff believes that the addition contains many of the details of the existing building and will match well. The proposed structure is in conformance with the R-2 Zoning District for public school buildings and staff recommends approval with the following conditions:

- 1) That screening material for the HVAC system be specified for staff review and approval prior to Building Permit issuance.
- 2) That screening material for the trash enclosure be specified for staff review and approval prior to Building Permit issuance.

Slides depicting floor plans were presented.

Ms. Tongay stated that the mechanical equipment will remain in its current location; however, it will be screened with a new louver material. She stated that the upper level of the addition has been designed to introduce natural light (fritted glass).

Samples of the materials (red brick with a few dark Princeton mixed in, stone, pavers and EcoStar synthetic slate) were presented.

Jim Liberman asked about the yellow squares on the addition.

Ms. Tongay stated that area is anticipated for student artwork.

Jim Liberman commented that there is a lot “going on” on that elevation. He stated that the artwork always seems like a good idea but doesn’t always seem to turn out so great.

Steve Lichtenfeld commented that he is fine either with or without the artwork.

Jim Liberman asked how important it is to have it.

Ms. Tongay responded that it is very important to the school and its students.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve per staff recommendations. The motion was seconded by Jim Liberman and unanimously approved by the Board.

CONDITIONAL USE PERMIT/SITE PLAN REVIEW/ARCHITECTURAL
REVIEW/BOUNDARY ADJUSTMENT PLAT - NEW CONSTRUCTION – ADDITION TO
MERAMEC SCHOOL – 400 S. MERAMEC

Catherine Powers explained that the project consists of the construction of a two-story 4,318 square foot classroom/offices addition, a one-story 927 square foot cafeteria addition and a one-story 722 square foot P.E. storage addition. The construction project will result in new spaces for a science lab/classroom, offices and conference rooms, student break-out rooms, an expansion of the cafeteria, and P.E. storage. Extensive site work including new retaining walls and landscape features is also proposed. The Zoning Regulations require elementary school buildings to contain 1 parking space for each classroom. The applicant indicates that building currently contains 21 classrooms. With the addition of a science classroom, the total proposed number of classrooms is 22. After construction, the site will contain 66 parking spaces, which exceeds the required number of spaces. The school building will be brought up to code standards including fire stairwells, exterior ADA accessibility and fire sprinklering of the entire facility. The proposed project will provide needed upgrades at Meramec School. Catherine stated that the number of parking spaces exceeds the requirements of the City’s Zoning Regulations, that ADA improvements as well as fire suppression of the entire building will increase the safety and accessibility of the school and that staff recommends approval to the Board of Alderman as requested.

Chairman Sanger asked again if the use is changing.

Catherine Powers replied “no”.

Jim Liberman made a motion to recommend approval of the Conditional Use Permit to the Board of Aldermen as requested. The motion was seconded by Steve Lichtenfeld and unanimously approved by the members.

The site plan portion of the approval was now up for review.

Catherine Powers explained that the project consists of three additions that will total 5,967 square feet and will include additional classroom and office space, a cafeteria expansion and P.E.

storage expansion. New Belgard Celtik retaining walls will replace an existing limestone wall and will run along the new upper parking lot and driveway turnarounds on the east side. A brick faced retaining wall is proposed at the southwest corner of the school building. Although 6 parking spaces in the lower lot to the north will be lost to the construction of the proposed addition, repaving and striping of an upper parking lot to the east will provide 15 spaces for a total of 66 parking spaces available to Meramec Elementary School. The number of available parking spaces meets the zoning requirements for elementary school parking. The amount of impervious coverage on the subject property is currently 69.0%. Impervious coverage on the site will decrease to 63.2% with the proposed addition because the stone slope between the playground and upper parking area is being removed and replaced with tiered greenspace. Storm water runoff will be captured in new private storm sewer laterals piped to the public sewer. Plans indicate that runoff will decrease with the proposed addition by 0.11 cubic feet per second from 9.85 cfs to 9.74 cfs, largely because of the removal of the stone slope. Thirteen trees totaling 83 caliper inches will be removed and require replacement. These trees to be removed are located primarily in the area of the addition on the south end of the school building and on the northeast corner of the property above the existing stone slope. 149 caliper inches of both evergreen and deciduous trees are proposed to be planted. Foster Holly hedges are proposed to be planted between the school and the adjacent property to the south, between the school building and parking areas and at the top of the retaining wall on the east end of the property. These Holly trees count toward the required caliper inch replacement. Seventeen deciduous trees totaling 37 caliper inches will be planted around the existing turnaround at the end of S. Central Avenue, at the top of the proposed retaining walls to the east and in the school's front yard. Sixteen trees, both evergreen and deciduous, will be impacted. Protective fencing is required around all impacted trees. Catherine stated that this addition to Meramec Elementary School will provide additional instructional, office, storage and parking space which will meet the current school needs. The decrease in impervious coverage will reduce the volume of storm water runoff entering the public sewer. Although 83 caliper inches of trees are being removed and require replacement, a surplus of 66 caliper inches are proposed to be planted and staff recommends approval of the site plan as presented. Catherine noted that she has talked with five neighbors regarding the Foster Holly trees and she explained that with the 20 Foster Holly trees being planted, although some Ginkos were being removed, there would be a better landscape buffer than there is currently.

Ms. Tongay presented a slide depicting the site plan. She explained that the 4,300 square foot addition will be located on the northeast side of the building and will serve as a buffer to Forest park Parkway. She stated that they are also proposing a smaller addition on the south side of the building and that an ADA accessible entry will be at the rear of the property.

Chairman Sanger asked if there is a handball court.

Ms. Tongay replied "yes". She indicated that currently the building is used for handball.

Steve Lichtenfeld asked if there will be a new turn-around that will connect to North Polo.

Ms. Tongay replied "no". She presented slides depicting the existing building and asked if the existing mechanical equipment had to be screened.

Catherine Powers informed the members that staff is asking that they do so as part of the project.

Slides depicting color renderings were presented.

Mr. Currier asked about impervious coverage.

Catherine Powers indicated that there is no regulation for an institutional use.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve the site plan as submitted with the condition that the existing mechanical equipment be screened. The motion was seconded by Jim Liberman and unanimously approved by the members.

The architectural aspects of the project were now up for review.

Catherine Powers explained that the height of the proposed primary addition is approximately 36' 6" as measured from the average grade to the mid-height of the roof slope. The roof of the proposed addition will consist of both a membrane system and asphalt shingles to match the existing. The additions will be constructed of blended brick to match the existing. Aluminum single hung windows, hopper windows and awning windows will match the existing. Location and screening of HVAC units has not yet been determined. Trash dumpsters will remain in the existing location. A brick faced retaining wall is proposed at the southwest corner of the school building. Belgard Celtik retaining walls to the east of the school building will separate the parking and driveway turnarounds from the east play area. Smooth surface concrete is proposed for a segment of the retaining wall adjacent to the playground for use as a handball court. Staff believes that the addition contains many of the details of the existing building and will match well. The proposed structure is in conformance with the R-2 Zoning District for public school buildings. The Belgard Celtik retaining walls will run along the upper parking lot and turnarounds and will have minimal visibility from neighboring properties. An evergreen hedge is proposed to conceal the concrete surface segment of the wall. Catherine indicated that staff recommends approval with the condition that the location and screening material for the HVAC system be specified for staff review and approval.

Ms. Tongay presented slides depicting color renderings and elevations. She stated that they attempted to pick up on the detailing of the existing structure.

Samples the proposed brick (green, mustard, brown and mostly red) were presented.

Craig Owens asked about the exposed windows.

Ms. Tongay stated they will be laminated glass.

Craig Owens asked if there will be new frames.

Ms. Tongay replied "not on existing windows". She stated there will be custom grills on the new windows.

Chairman Sanger asked about the timeline.

Dr. Senti, School Superintendant, stated that they hope to begin work in January/February and complete work in August.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve per staff recommendation. The motion was seconded by Jim Liberman and unanimously approved by the Board.

The Boundary Adjustment Plat was now up for review.

Catherine Powers explained that this request is for consideration of a Boundary Adjustment Plat which involves vacating a portion of the City's right-of way at the end of the South Central Avenue turn-around. The Clayton School District is proposing to adjust the boundaries of the Meramec School property (400 South Meramec) to more accurately align with the existing cul-de-sac at the north end of S. Central Avenue adjacent to the Meramec School property. This adjustment will allow the improvements in this area by the school district to be located on school district property and not within the City's right-of-way. As a result of this boundary adjustment the City is required to vacate 2,276 square feet of its right-of-way adjacent to the cul-de-sac. The School District will be dedicating 869 square feet of additional right-of way along the west side of South Central. Catherine stated that staff is of the opinion that the proposed vacation and boundary adjustment will transfer ownership and maintenance of an unneeded portion of the alley Right-of-Way. The Public Works Department supports the proposed boundary adjustment and right-of-way vacation and has reviewed the accompanying plat. The Board of Aldermen is required to approve by ordinance the vacation of City rights-of-way. Staff recommends that the boundary adjustment plat approval be conditioned upon the Board of Aldermen's granting of the right-of-way vacation. To approve the Boundary Adjustment Plat and recommend approval of the vacation plat to the Board of Aldermen with the following conditions:

1. That the plat be considered null and void if the Board of Aldermen denies the request for Right-of-Way vacation.
2. That the applicant provide a Mylar for the appropriate City of Clayton signatures per the Subdivision Ordinance requirements after the Board of Aldermen approves the Right-of-Way vacation;
3. That the applicant file the plats with the St. Louis County Recorder of Deeds office and submit proof of filing to the City within 30 days of Plan Commission approval and after the Board of Aldermen approves the Right-of-Way vacation.

Chris Kramme, civil engineer, showed the adjustment to the members, noting that the line will be moved to 1' outside the sidewalk.

Mr. Disney stated that the area is an amenity to the community and rights-of-way along Central Avenue are appreciated and that the conversion from cul-de-sac to greenspace is a value to the City and District.

Kevin O'Keefe stated that the City is not in a position to sell right-of-way if dedicated to the City.

Being no further questions or comments, Jim Liberman made a motion to approve per staff recommendations. The motion was seconded by Steve Lichtenfeld and unanimously approved by the members.

Note: Marc Lopata returned to the meeting room/member table.

ARCHITECTURAL REVIEW – EXTERIOR RENOVATION - 230 SOUTH BRENTWOOD (CONTINUED)

Mr. Jim Mills, contractor, was in attendance at the meeting.

Catherine Powers explained that at the October 19, 2009 meeting, the Architectural Review Board tabled this item because the applicant was not present. This application is a request by James Mills, contractor on behalf of the Bethesda Health Group, for review of the design and materials associated with an exterior renovation of the Bethesda Barclay House at the subject site. The spandrels on the western elevation of this seventeen story multi-family residence are covered in 1" square mosaic tiles. The western elevation is the only façade which features these mosaic tiled spandrels. The mosaic tiles on the western elevation are currently leaking and require replacement. The proposed replacement material is Dryvit TerraNeo Exterior Insulation Finishing System (EIFS). The TerraNeo EIFS material has an appearance similar to granite. The proposed EIFS material will cover the spandrels between the windows on each floor facing Brentwood Boulevard and will be visible from the adjacent Shaw Park. The primary exterior material of the structure is painted concrete. The western façade differs in appearance from all other facades of the structure; therefore, replacement material is only necessary on the western façade. Staff believes this material is appropriate in consideration of the scale of the building and recommends approval as submitted.

Mr. Mills commented that most everyone here is familiar with the project. He stated that they conducted three separate water tests and cannot get the mosaic to leak. He then referred to the Engineer's Report (3rd party), explaining that it is the frame expands where the water is leaking. He stated that they also did an adhesion test and they have good adhesion and that if the members are happy with the aesthetics of the project, the "bar code" will go away.

Marc Lopata asked if safety and durability are this Board's purview.

Catherine Powers replied "no"; those issues are the Building Department's issues.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve as submitted. The motion was seconded by Jim Liberman and unanimously approved by the Board.

ARCHITECTURAL REVIEW - EXTERIOR ALTERATION – 7823 FORSYTH (THE CROSSING RESTAURANT)

Bob Rosenthal with Applebaum & Assoc., contractor, was in attendance at the meeting.

Catherine stated that it is believed that the front façade was hit by a vehicle or something and damaged. She indicated that they are asking to replace with a simulated stone. Catherine Powers explained that the front elevation facing Forsyth Boulevard is currently covered in damaged marble-crete. This marble-crete veneer is proposed to be removed and replaced with a Nichiha CutStone II Quarry Bronze Panel System. The CutStone II is a 1” thick fiber cement panel system simulating cut stone blocks. The building on the subject property is connected to the adjacent building to the west and abuts an alley to the east. The southern front elevation is the only façade currently covered by the damaged marble-crete and is proposed to be replaced entirely by the fiber cement simulated cut stone. Staff believes this exterior renovation will improve the appearance of the restaurant on the subject property and the larger Forsyth Boulevard streetscape and recommends approval as requested.

Chairman Sanger asked what hit the building.

Mr. Rosenthal replied “a bobcat”. A sample of the proposed material was presented.

Marc Lopata asked what it is made out of.

Mr. Rosenthal replied “cement fiber”.

Marc Lopata asked if it is a Japanese product, for which he was familiar with.

Mr. Rosenthal indicated that he did not know.

Marc Lopata asked if seams will be visible.

Mr. Rosenthal stated that it is tongue and groove, so seams will not be visible.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve as requested. The motion was seconded by Marc Lopata and unanimously approved by the Board.

CITY BUSINESS – DISCUSSION OF IMPERVIOUS COVERAGE AND STORM WATER MITIGATION FOR NEW RESIDENTIAL CONSTRUCTION

Catherine Powers stated that staff did what was asked of them at the last meeting and at the November 16, 2009 Plan Commission meeting, staff presented four options regarding amendments to Zoning Regulations pertaining to impervious coverage and storm water. To continue the discussion, staff has prepared sketches to illustrate how previously approved single family developments would be affected if the impervious coverage was reduced to 50% and 45%. Additionally, staff has summarized four central US communities which have impervious coverage regulations. Staff will present this information at the next Plan Commission meeting

and would like additional input and direction from the Plan Commission on impervious coverage reductions and storm water management.

Elizabeth Simons, Planning Intern, began a PowerPoint presentation. She stated that staff has applied the proposed regulations (to include coverage at 50% and 45%) to some previously approved projects and has researched regulations in peer communities. Previously approved project examples for comparison purposes included 8141 Kingsbury, 17 Dartford, 64 Arundel and 121 Linden. Other communities surveyed were Leawood, KS (30% open space requirement); Frisco, TX (varying coverages based on type of residential zoning district); Barrington, IL (coverage limited to 50% on all residential lots, except lots under 7,500 square feet with at least 45% coverage as of January 1, 2009 can receive up to a 55% limit); Highland Park, IL (issue under research and discussed for past year-Floor Area Calculator currently used).

Chairman Sanger asked if a recommendation will be given,

Catherine Powers stated that staff would like a recommendation from this Board and that it will be put back on the agenda for the next meeting as it looks to be a rather light agenda.

Chairman Sanger asked when developers will be invited to attend.

Catherine Powers responded that they will be invited once a recommendation is made.

Chairman Sanger asked if the recommendation that ends up being made to the Board of Aldermen could still be changed at this point.

Catherine Powers replied "yes".

Jim Liberman asked if we are aware of the dollar value per square foot.

Catherine Powers stated that the dollar value would change site to site.

Jim Liberman stated that something is needed to gage the loss of square footage.

Catherine Powers indicated that the tax records should give an idea.

Marc Lopata stated that \$200/square foot is a fair number. He asked how the cities for comparison purposes in staff's presentation were selected.

Elizabeth Simons stated that cities that had regulations in place were selected and that Leawood is similar to Clayton.

Marc Lopata stated that most of the examples of previously approved projects contained detached garages. He indicated that most of what this Board sees are projects with attached garages. He stated that FAR (Floor Area Ratio) is an interesting concept

Catherine Powers commented that FAR does not take paving into account.

Marc Lopata indicated that FAR provides light and air.

Jason Jaggi stated that setback requirements do that as well.

Steve Lichtenfeld commented about the “tree trunk” amount of paper associated with the review of the school projects and asked that ways to reduce paper consumption be considered.

Catherine Powers advised the members that the Board of Aldermen receive ½ size sets.

Jason Jaggi presented the members with a ½ size set. He stated that staff is more than happy to receive and distribute ½ size sets; although sometimes it is more difficult to see detailing on that size. Jason suggested one full size set be required to be submitted for staff and the remaining sets ½ size for the members.

The members all agreed that ½ size sets are acceptable.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 8:15 p.m.

Recording Secretary